

Plumbing Maintenance Tips

If you know the basics of plumbing, you can avoid being at the mercy of a contractor and your house will be in tip-top condition. Here are some tips to help you maintain a plumbing system:

Pipes & Drains

- Keep sink drains and strainers clean by regularly removing food and pouring a pot of boiling water down drains every month.
- Keep drains and the dishwasher free of fat, grease, and coffee grounds.
- Never pour paint or chemicals into drains.
- To prevent odor and to keep garbage disposals clean, flush with one pot of hot water and a half-cup of baking soda each month through the system.
- Replace any patched pipes, since patches are meant to be only temporary.



Fixtures

- Tubs, sinks, shower stalls, basins, and toilets should be checked periodically to ensure that they are free of cracks, rust, and other forms of surface damage.
- Caulk and putty seals should be in good condition to prevent water damage. Fixtures should be firmly attached to the wall or floor.

Water Heater

- Have the water heater inspected annually and check it for rust or leakage periodically.
- Do not mistake condensation for leakage. If there is water in the relief drain valve, it should be checked immediately by a plumber.
- Drain a few gallons of water out of water heaters every six months to prevent sediment buildup.

Sump Pumps

- Need to be connected to surface grade or to a storm drain.
- Should not be connected to a septic tank or to a sewage system because these systems are not capable of handling large amounts of water.
- All sump pumps should have a dedicated outlet.